Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 1a Kareela Road, Frankston Vic 3199

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	I/underquot	ting		
Single pric	e \$555,000							
Median sale p	rice							
Median price	\$540,000	Pro	operty Type	Uni	t		Suburb	Frankston
Period - From	01/04/2024	to	31/03/2025		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	8/1A Lee St FRANKSTON 3199	\$550,000	06/01/2025
2	7/10 Wingham Ct FRANKSTON 3199	\$611,000	30/11/2024
3	3/33 Hillcrest Rd FRANKSTON 3199	\$590,000	15/11/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

10/04/2025 13:05









Property Type: House Land Size: 178 sqm approx Agent Comments Indicative Selling Price \$555,000 Median Unit Price Year ending March 2025: \$540,000

Comparable Properties

8/1A Lee St FRANKSTON 3199 (REI)	Agent Comments	
1 2 1 1		
Price: \$550,000		
Method:		
Date: 06/01/2025		
Property Type: Unit		
 7/10 Wingham Ct FRANKSTON 3199 (REI)	Agent Comments	
1 2 1 2		
Price: \$611,000		
Method:		
Date: 30/11/2024		
Property Type: Unit		
3/33 Hillcrest Rd FRANKSTON 3199 (REI)	Agent Comments	
🍋 2 🛶 1 🛱 3		
Price: \$590,000		
Method:		
Date: 15/11/2024 Broparty Type: Unit		
Property Type: Unit		

Account - Fosterfroling Real Estate | P: 03 9781 3366



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